

Miami Dade County

Stephen P. Clark Government Center
111 N.W. 1st Street
Miami, Fl. 33128



OFFICE OF THE COMMISSION AUDITOR
Legislative Division

Tuesday, December 7, 2004
9:30 am
Commission Chambers

Board of County Commissioners

Governmental Operations and
Environment Committee

Governmental Operations and Environment ITEM 2(C)
December 7, 2004

*RESOLUTION APPROVING THE APPOINTMENT OF A REPLACEMENT
MEMBER TO THE BISCAYNE NATIONAL PARK BUFFER DEVELOPMENT
REVIEW COMMITTEE*

I. Summary

This resolution approves the appointment of Mr. Jose Fuentes to the Biscayne National Park Buffer Development Review Committee.

II. Present Situation

On March 19, 1997 the Board of County Commissioners approved the creation of the Biscayne National Park Buffer Development Review Committee to advise County boards on the creation of the Comprehensive Development Master Plan (CDMP) and on development of the area east of US-1 outside the Urban Development Boundary (UDB). Each member of the committee is appointed by the County Manager. One seat of the nine-member committee is reserved for a representative of the South Florida Water Management District (SFWMD).

III. Policy Change and Implication

This resolution is necessary to fill the SFWMD seat being vacated by Mr. Humberto Alonso, who resigned his post in October. Other members of the review committee are Ada Bill; Rick Clark; John Fredrick; Cynthia Guerra; Emilio Hernandez; Mark Kraus; Barbara Lovett; and Walter Vick.

IV. Economic Impact

None.

V. Comments and Questions.

Mr. Jose Fuentes is the current SFWMD director of Miami-Dade Regional Service Center.

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

ORDINANCE CREATING AND ESTABLISHING THE HOMESTEAD EDUCATIONAL FACILITIES BENEFIT DISTRICT ("EFBD" OR "HOMESTEAD EFBD"), UPON APPROVAL OF AN INTERLOCAL AGREEMENT WITH THE SCHOOL BOARD OF MIAMI-DADE COUNTY AND THE CITY OF HOMESTEAD; PROVIDING FOR HOMESTEAD EFBD NAME, DESCRIPTION, BOUNDARIES, POWERS AND DUTIES; PROVIDING FOR EXERCISE OF CERTAIN EFBD POWERS, INCLUDING FINANCING AND NON-AD VALOREM ASSESSMENT POWERS, UPON EXECUTION OF INTERLOCAL AGREEMENT BY EFBD; PROVIDING FOR EFBD BOARD OF SUPERVISORS; PROVIDING QUALIFICATIONS, TERMS OF OFFICE, QUORUM AND ELECTIONS FOR BOARD OF SUPERVISORS; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

Commissioner Katy Sorenson

RESOLUTION AUTHORIZING EXECUTION OF INTERLOCAL AGREEMENT WITH THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, THE CITY OF HOMESTEAD, AND THE HOMESTEAD EDUCATIONAL FACILITIES BENEFIT DISTRICT ("EFBD"), CREATING THE EFBD TO FINANCE CONSTRUCTION, OPERATION, AND MAINTENANCE OF CERTAIN PUBLIC SCHOOL FACILITIES; AUTHORIZING THE COUNTY MANAGER TO EXERCISE THE TERMINATION PROVISIONS CONTAINED THEREIN

Commissioner Katy Sorenson

I. SUMMARY

Item 3(B) is an Ordinance which if approved will create the Homestead Educational Facilities Benefit District (EFBD). The creation of the EFBD will allow the District to finance, construct, and maintain educational facilities within the EFBD boundaries (See attached Exhibit "A"). The EFBD Board shall consist of seven members that will be named as follows: School Board-three members; City-one member; County-one member; Landowners-two members.

Item 3(C) is a Resolution authorizing the execution of an Interlocal Agreement with the School Board, the City, the County, and the EFBD. Item 3(C) is contingent on the passage of item 3(B).

II. PRESENT SITUATION

The Florida Legislature has authorized the use of EFBD through Sections 1013.355-1013.357, Florida Statutes.

III. POLICY CHANGE AND IMPLICATION

Three (3) K-8 schools shall be constructed upon donation of sites acceptable to the School Board by owners of the land within the EFBD.

- The first K-8 school shall have a design capacity of at least 2,100 student stations. This construction cost of this school shall not be borne by the EFBD.
- The second & third K-8 schools shall each have a design capacity of 2,100 student stations. These schools will be financed by a combination of:
 - Special assessments levied against the residential property within the EFBD.
 - Educational facilities impact fees generated by residential development within the EFBD.
 - Lease payments or other revenues received from the operator(s) of the schools, if any.
- The School Board, EFBD, and the City will coordinate the timing for the design & construction of the second & third schools with the expansion of the EFBD.
- If the School Board is able to secure a site for construction of a high school within the EFBD, the EFBD may seek approval to increase its special assessment by an amount not to exceed \$50.00 per year.

IV. ECONOMIC IMPACT

The creation of the EFBD will not have a fiscal impact to the County, School Board, or City.

V. COMMENTS AND QUESTIONS

- Residents within the District already pay a School Board millage rate, is this double taxation?
- “**WHEREAS**, the Landowners have consented to the creation and use of an EFBD for the financing of construction, maintenance, and operation of public educational facilities within the EFBD.” Which Landowners? Current or Future?
- Section 17. Disclosure. “The EFBD shall use its best efforts to cause each contract for the initial sale of a parcel of real property and each contract for the **initial sale** [formatted for emphasis] of a residential unit within the EFBD to include,” disclosure immediately prior to the space reserved for the signature of the purchaser. (See attached Exhibit “B”). What happens to existing and subsequent sales?

KEY SHEET

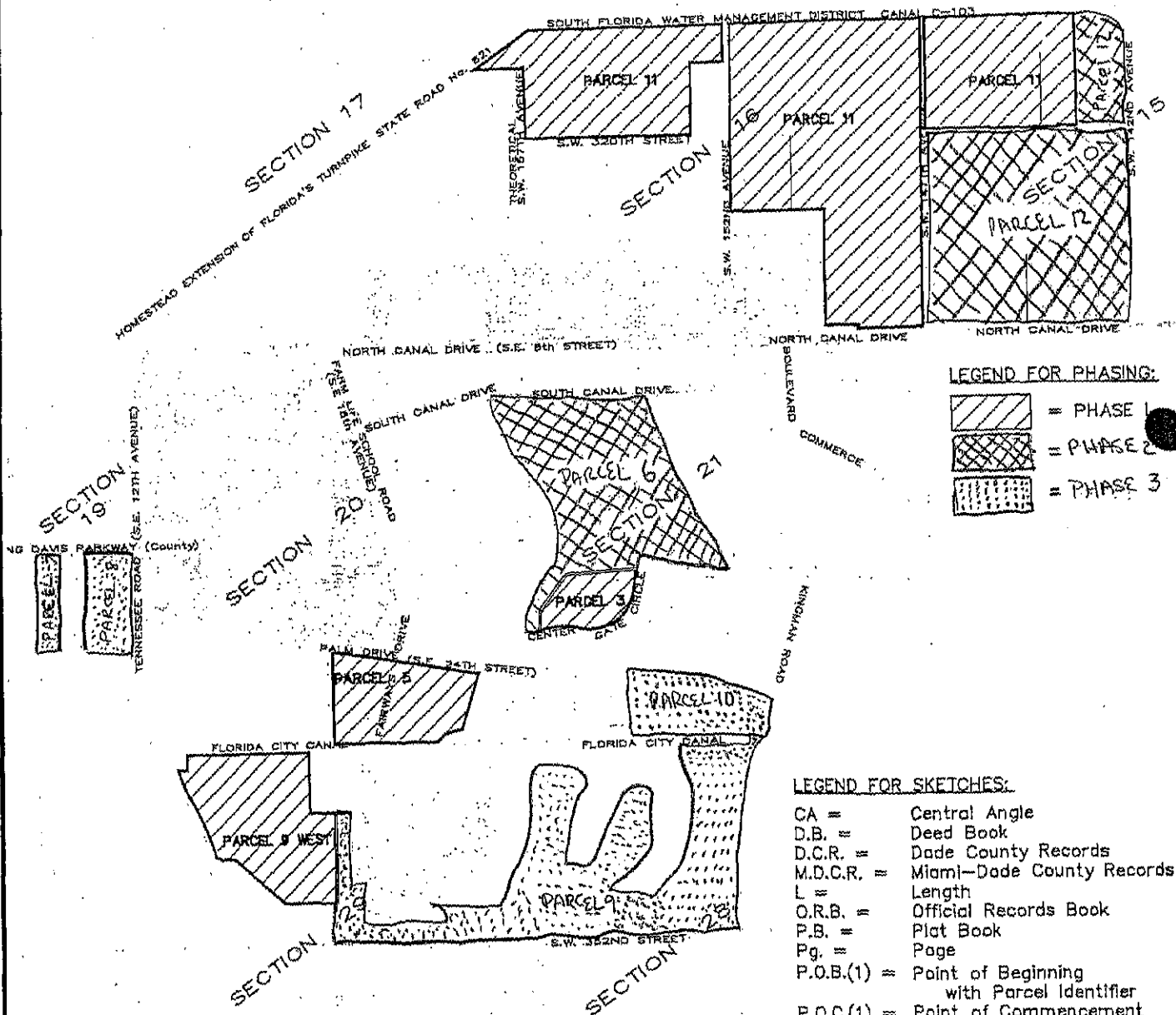
PHASE 1, 2, 3

EXHIBIT A

EDUCATIONAL FACILITY BENEFIT DISTRICT

SECTIONS 15, 16, 17, 20, 21, AND 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

N.T.S.



NOT TO SCALE



Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Eller Drive, Suite 800
Fort Lauderdale, Florida 33316
Phone: 954.921.7781 Fax 954.921.8807
Certificate of Authorization No. LB 6781

EDUCATIONAL FACILITY
BENEFIT DISTRICT

SCALE	PROJECT No	SHEET
N.T.S.	04-4366	1 OF 18
DATE	CAD FILE	

Section 17. Disclosure. Subsequent to the establishment of the EFBD, the EFBD shall use its best efforts to cause each contract for the initial sale of a parcel of real property and each contract for the initial sale of a residential unit within the EFBD to include, immediately prior to the space reserved in the contract for the signature of the purchaser, the following disclosure statement in boldfaced and conspicuous type which is larger than the type in the remaining text of the contract.

"THE HOMESTEAD EDUCATIONAL FACILITIES BENEFIT DISTRICT WILL IMPOSE AND LEVY NON-AD VALOREM ASSESSMENTS ON THIS PROPERTY. THESE ASSESSMENTS PAY THE CONSTRUCTION AND MAINTENANCE COSTS OF EDUCATIONAL FACILITIES WITHIN THE BENEFIT DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE BENEFIT DISTRICT. THESE ASSESSMENTS ARE IN ADDITION TO COUNTY, CITY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW."

In addition, the EFBD shall use its best efforts to cause the foregoing disclosure to be included in the deed or other instrument in the chain of title relating to the initial sale of a residential unit within the EFBD.

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

RESOLUTION DIRECTING COUNTY MANAGER TO PROVIDE LIVE WEBCASTS OF THE MEETINGS OF THE BOARD OF COUNTY COMMISSIONERS AND ITS COMMITTEES

Commissioner Dennis C. Moss

I. SUMMARY

This directs the County Manager to provide live webcasts of Board of County Commissioners (Board) meetings and Committee meetings.

II. PRESENT SITUATION

Currently, the only way to view Miami-Dade County Board or Committee meetings is on the Government Access Cable channels (usually Channel 34) or by purchasing tapes of the meetings after the fact. Broward County and Palm Beach County already provide live webcasts of its respective Board meetings.

III. POLICY CHANGE AND IMPLICATION

This would provide an alternative way for the public to view these meetings.

While the County currently has infrastructure in place to support webcasting for approx. 2,000 concurrent Internet users, adjustments to this capacity would have to be addressed once usage statistics are available.

IV. ECONOMIC IMPACT

Enterprise Technology Services Department (ETSD) indicates that the start-up cost would be approx. \$285,000, plus recurring costs of approx. 20% of this cost (\$60,000 to \$70,000 annually). In addition, a full-time equivalent (FTE) would be required to administer the program (\$76,000 per year). The Manager has identified Capital Outlay Reserve Funds to cover these costs. A supplemental item (including detail on the fiscal impact and potential funding source) was added on this agenda.

As a reference, Broward County incurred start-up costs of \$70,000 and has recurring costs of approximately \$10,000 per year to provide continuous streams ("multi-casts") of its meetings. Broward did extensive market research and decided to operate the webcast internally. Palm Beach also does it in-house (the cost was not provided before printing). The South Florida Water Management District uses an outside company to do its webcasts.

V. COMMENTS AND QUESTIONS

In the past, the County has done studies on offering other venues of at least *listening* to live meetings. The Communications Department indicates that financial obstacles have generally prevented, for example, telecast of meetings on non-cable channels or on the radio.

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There is no time frame specified by which webcasts need to be provided by.

The Nov. 16, 2004 Installation Ceremonies for the County Commissioners and the Mayor were webcast from the James L. Knight Center and are currently available for viewing on-line until Dec. 31, 2004.

ETSD provided responses to the below questions:

- 1) *Do we have the technological capability to do this currently? If not, how much will start-up costs be?* Our network has been upgraded to support the webcasting capability. We need to procure the software licenses and servers to host the system. The start-up cost is approximately 285K for 2000 Internet users, plus the cost of an FTE to administer the system.
- 2) *What recurring costs would be involved in doing webcasts?* Recurring costs are about 70K, plus the cost of an FTE.
- 3) *Do we do or have we done webcasts of any other County events or meetings?* No, we have done a proof of concept on a very small scale.
- 4) *When would the webcasts start (i.e. would it start immediately, or would it take months before we can do it)?* We would estimate a 3 month procurement timeline and a 3 month implementation timeframe.